

STAFF HEARING OFFICER STAFF REPORT

REPORT DATE:

August 1, 2012

AGENDA DATE:

August 8, 2012

PROJECT ADDRESS: 414 E Alamar Avenue (MST2011-00183)

TO:

Susan Reardon, Senior Planner, Staff Hearing Officer

FROM:

Planning Division, (805) 564-5470

Renee Brooke, AICP, Senior Planner PUB Suzanne Riegle, Assistant Planner (

I. PROJECT DESCRIPTION

Proposal for as-built revisions to an approved garden /privacy wall and entry pillars with a height of up to 6.5 feet. The discretionary application required for this project is a Modification to allow portions of the wall and pillars to exceed 3.5 feet within 10 feet of the side of a driveway when located within 20 feet of the front property line (SBMC §28.87.170 & §28.92.110)

Date Application Accepted: July 3, 2012

Date Action Required: October 1, 2012

II. RECOMMENDATION

Staff recommends that the Staff Hearing Officer approve the project, as submitted.

III. **SITE INFORMATION**

SITE INFORMATION A.

Applicant:

Pujo & Associates, June Pujo

Property Owner: Chris and Tricia Hahn

E-3

Parcel Number: 053-201-015

Lot Area: 10,018 sf

General Plan:

Low Density Residential

Zoning:

5% slope

Existing Use:

Residential

Topography:

Adjacent Land Uses:

North - Residential

East - Residential

South - Residential

West - Residential

IV. **DISCUSSION**

This project was originally reviewed and approved by the Single Family Design Board (SFDB) on May 2, 2011 with a condition to remove the stone veneer from the wall and for it to be stucco with a stone cap. After building permit issuance and prior to final inspection, it was STAFF HEARING OFFICER STAFF REPORT 414 E. ALAMAR AVENUE (MST2011-00183) AUGUST 1, 2012 PAGE 2

discovered that the constructed wall did not match the approved permit plan set and that portions of the wall and one pillar exceeded the maximum allowable height of 3.5 feet when located within ten feet of the driveway. Staff has consulted with the Transportation Division Staff and can support the as-built design, because the wall, although adjacent to the driveway, is angled in such a way as to not obscure the view of oncoming pedestrian and/or vehicular traffic. On July 30, 2012, the SFDB reviewed the revised project and stated that the project's design and materials are compatible with the City and consistent with the architectural character of the neighborhood. The SFDB found that the proposed wall height and location Modification enhances the overall appearance of the structure, is aesthetically appropriate, and does not pose consistency issues with the Single Family Residence Design Guidelines.

V. <u>FINDING</u>

The Staff Hearing Officer finds that the Modification is consistent with the purposes and intent of the Zoning Ordinance and is necessary to secure an appropriate improvement on the lot. The proposed garden wall, pillars and entry gate is appropriate because only a small portion of the wall exceeds the allowable height and is angled in such a way that it does not block a driver's view of pedestrians on the sidewalk or oncoming traffic, consistent with purpose and intent of the height requirements for fences and walls in this location.

Exhibits:

- A. Site Plan (under separate cover)
- B. Applicant's letter, dated June 28, 2012
- C. SFDB Minutes

Contact/Case Planner: Suzanne Riegle, Assistant Planner

(SRiegle@SantaBarbaraCA.gov)

630 Garden Street, Santa Barbara, CA 93101

Phone: (805) 564-5470 x 2687



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June 28, 2012

Staff Hearing Officer City of Santa Barbara PO Box 1990 Santa Barbara, California 93102-1990



CITY OF SANTA BARBARA PLANNING DIVISION

Re: Modification Request: 414 E. Alamar Avenue, APN 053-201-015, Zone: E-3

Dear Staff Hearing Officer:

1. Existing Situation: The subject property is located at the T-intersection of East Alamar Ave. and Calle Rosales. The parcel is approximately 10,018 sq. ft. and is developed with an existing single-story residence and detached garage. The property owner is Patricia Ann Fiedler, Trustee (Trish Hahn). Between 2008 and 2011, Tricia and her husband, Chris Hahn, improved their property with a new gable roof, laundry room addition, kitchen and bath remodel, and other internal and external upgrades. All improvements were carried out in conformance with zoning standards and approved building permits.

As a final step in their remodeling efforts, the Hahns sought and obtained City SFDRB approval, Zoning Clearance, and a Building Permit for a front yard perimeter masonry wall, pillars, and gates. The SFDRB granted Project Design and Final Approval on 5/2/11, with the condition that the design be slightly altered to remove the stone veneer on the lower portion of the wall. The Hahn's immediately complied with that condition. Zoning Clearance was granted and Building Permit No. BLD2011-00968 was issued on 5/9/11. Five Inspections were subsequently completed and sign-offs were granted for all but Final Inspection. Immediately prior to Final Inspection, the City determined that Zoning Clearance, SFDRB Approval, Building Permit Issuance and Inspections should not have allowed the up to 6.5 foot northern portion of the approved wall and pillars to exceed 3.5 feet near the driveway without a Modification. This determination, made following construction and application of wall finishes, was based on Section 28.87.170 of the Municipal Code which only allows a maximum of 42 inches in height within 10 feet of the driveway, for a distance of 20 feet from the front property line, without a Modification. Based on this and the as-built resolution suggested by the City, the property owner agreed to apply for a minor Modification prior to Final Inspection of the pending and active Building Permit.

2. Modification Project Description: As shown on the Revised Plans, dated 6/27/12, we are seeking a Modification for an as-built, section of a garden wall, pillars and gates that exceed the height restriction of SBMC Sec. 28.87.170 by up to an approximately 6.5 at its highest point. The front perimeter masonry and stone wall is located at least 10 feet or more from the

front property line at all points. Two pillars flank the entry walkway to the residence and two gates would be installed, as shown on the plans. The front yard is landscaped on both sides of the wall. There is a large landscaping triangle adjacent to the driveway between the wall and the street providing ample vision clearance. The Modification is needed to improve this property because of the existing conditions described below. This request is not associated with any other matter requiring approval by the Planning Commission and would allow the property owner to obtain Final Inspection of the pending Building Permit.

3. Project Benefits: The project site fronts Alamar Ave. and forms the "T" of its intersection with Calle Rosales. The garden wall is intended to provide noise, light and glare reduction, as well as safety and privacy from both oncoming traffic directly towards the residence, as well as along Alamar, an important connector road between State St. and Foothill Rd. The residence is only one story and the main windows of several of the rooms face directly towards this intersection at eye and car level. The subject parcel is the parcel most directly affected in this manner by this T Intersection.

The design of the garden wall was granted final approval by the SFDRB in May 2011. It complements the architectural character of the recently remodeled exterior façade, also approved by the City, and it fits in well with the character of the neighborhood. As far as we know, there is no neighborhood concern generated by this modification request.

As mentioned above, there is a large landscaping triangle adjacent to the driveway between the wall and the street providing ample vision clearance. Additionally, the driveway extends the length of the lot to a garage in the rear of the lot and terminates in a new hammerhead turn-around area, allowing cars to leave the site without backing out. The as-built wall was reviewed in a site visit by the Supervising Transportation Engineer in May of this year. The Building Division relayed to us that the result of that site visit was Transportation's conclusion that there is no vision clearance conflict with the wall's configuration or height and that they can support the Modification request.

Thank you for your assistance in processing this application. Please feel free to call me directly at 805-637-7385 if you need additional information.

Sincerely,

June Pujo, Project Consultant

Pujo & Associates

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NOTICE: On Wednesday, July 25, 2012, the Agenda was duly posted on the indoor and outdoor bulletin boards at the Community Development Department, 630 Garden Street, and online at www.SantaBarbaraCa.gov/sfdb.

PUBLIC COMMENT: Any member of the public may address the Single Family Design Board Consent Representative for up to two minutes on any subject within their jurisdiction that is not scheduled for a public discussion before the Board.

REVIEW AFTER FINAL

A. 414 E ALAMAR AVE

E-3 Zone

Assessor's Parcel Number:

053-201-015

Application Number:

MST2011-00183

Owner:

Patricia Ann Fiedler, Trustee

Designer:

Joaquin Ornelas

Agent:

June Pujo

(Review After Final: proposal for revisions to a front yard wall already issued a building permit, varying in height to a maximum of five feet, eight inches with six foot, four inch pillars on a 9,148 square foot lot currently developed with a one-story, 1,569 square foot single-family residence with a detached 460 square foot, two-car garage. The wall location and height requires Staff Hearing Officer review for a requested zoning modification.)

(Comments only; project requires Staff Hearing Officer review for requested zoning modification for wall height and location.)

Continued indefinitely to the Staff Hearing Officer to return to Consent, with positive comments:

- 1) The project's design and materials are compatible with the City and consistent with the architectural character of the neighborhood.
- 2) The Board finds the proposed wall height and location modification enhances the overall appearance of the structure, is aesthetically appropriate, and does not pose consistency issues with the Single Family Residence Design Guidelines.